004.A	0004	0108.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	555,400 /	555,400
					USE VALUE:	555,400 /	555,400
					ASSESSED:	555,400 /	555,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
108		MILTON ST, ARLINGTON

OWNERSHIP

Unit #: 108

Owner 1:	DIMAGGIO MICHAEL
Owner 2:	DIMAGGIO ANNETTE VALDEZ
Owner 3:	
Street 1:	108 MILTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KRUSE WILLIAM JOHN -
Owner 2:	DENTE ENRICA M -
Street 1:	108 MILTON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1929, having primarily Wood Shingle Exterior and 1074 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	555,400			555,400
Total Card	0.000	555,400			555,400
Total Parcel	0.000	555,400			555,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 517.13 | /Parcel: 517.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	311099
GIS Ref	
GIS Ref	
Insp Date	05/15/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 004.A-0004-0108.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	547,300	0	.		547,300	547,300	Year End Roll	12/18/2019
2019	102	FV	439,400	0	.		439,400	439,400	Year End Roll	1/3/2019
2018	102	FV	388,500	0	.		388,500	388,500	Year End Roll	12/20/2017
2017	102	FV	354,100	0	.		354,100	354,100	Year End Roll	1/3/2017
2016	102	FV	354,100	0	.		354,100	354,100	Year End	1/4/2016
2015	102	FV	327,200	0	.		327,200	327,200	Year End Roll	12/11/2014
2014	102	FV	312,200	0	.		312,200	312,200	Year End Roll	12/16/2013
2013	102	FV	312,200	0	.		312,200	312,200		12/13/2012

!15699!

PRINT

Date	Time
12/11/20	05:23:15

LAST REV

Date	Time
10/17/19	10:10:58
apro	
15699	

USER DEFINED

Prior Id # 1:	4060
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KRUSE WILLIAM J	71172-410		6/18/2018		602,000	No	No		
HOWARD PETER M	54769-64		6/2/2010		327,500	No	No		
HOWARD ROBERT L	53496-385		9/3/2009	Family		No	No		MASTER DEED

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/1/2014	423	Alterati	2,000					
12/14/2010	2406	New Wind	5,840					VINYL REPLACEMENT
12/8/2010	2378	Manual	1,548					

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2018	Mail Update	MM	Mary M
5/15/2018	Measured	DGM	D Mann
6/3/2014	External Ins	PC	PHIL C
4/6/2010	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8103													G11			

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 Condo | Prime NB Desc: CND | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	390.286
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.20000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	582200
Depreciation:	26781
Depreciated Total:	555419

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1998
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	468.34
Special Features:	0	Val/Su Net:	517.13
Final Total:	555400	Val/Su SzAd	517.13

SKETCH

UnSketched SubAreas:
GLA: 1074,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,074	390.290	419,167
Net Sketched Area:		1,074	Total:	419,167
Size Ad	1074	Gross Are	1074	FinArea 1074

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

004.A-0004-0108.0

IMAGE

AssessPro Patriot Properties, Inc